

Grantee: Tucson, AZ

Grant: B-08-MN-04-0507

January 1, 2010 thru March 31, 2010 Performance Report



Grant Number:

B-08-MN-04-0507

Obligation Date:**Award Date:****Grantee Name:**

Tucson, AZ

Contract End Date:

03/25/2013

Review by HUD:

Reviewed and Approved

Grant Amount:

\$7,286,911.00

Grant Status:

Active

QPR Contact:

Michael Czechowski

Estimated PI/RL Funds:

\$1,073,969.15

Total Budget:

\$8,360,880.15

Disasters:**Declaration Number**

No Disasters Found

Narratives**Areas of Greatest Need:**

Funds have been targeted in census tracts that have been designated as those with high foreclosure rates.

Distribution and and Uses of Funds:

The City of Tucson will spend 27.7% of the grant fund meeting the 25% set aside requirement, assisting families earning less than 50% of area median income in the designated target areas.

\$720,000 of the administration funds have been fully obligated.

The balance of the grant has been to purchase foreclosed homes to be sold under a Land Trust model to individuals/families who earn between 50 and 65% of area median income.

Definitions and Descriptions:**Low Income Targeting:**

The City of Tucson will purchase 16 homes to be used as permanent rentals to families earning less than 50% of area median income.

Acquisition and Relocation:**Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$7,355,546.72

Total Budget

\$0.00

\$7,355,546.72

Total Obligated

\$0.00

\$4,177,637.00

Total Funds Drawdown

\$0.00

\$3,342,429.97

Program Funds Drawdown

\$0.00

\$3,342,429.97



Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$2,021,814.59	\$5,757,810.59
Match Contributed	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,093,036.65	\$0.00
Limit on Admin/Planning	\$728,691.10	\$85,297.41
Limit on State Admin	\$0.00	\$85,297.41

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,821,727.75	\$2,042,363.51

Overall Progress Narrative:

As of 03/31/2010 the City of Tucson has purchased a total of 49 homes in the targeted neighborhoods. There are 15 contracts underway for the rehab of 15 homes, totaling \$546,791.64. We have completed the acquisition and rehab of 34 homes, and have turned these homes over to our Property Manager.

Legal Documents have been submitted to the IRS and the State of Arizona for the establishment of the Pima County Community Land Trust. The City is currently renting these homes to buyers who are interested in purchasing these homes. 18 homes have been rented to families earning between 50 and 65% of AMI. 8 homes have been rented to families earning less than 50% of AMI for the homes designated as permanent rentals to meet the 25% set aside Program requirement.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, Acquisition General	\$0.00	\$6,566,911.00	\$3,257,132.56
0002, NSP Rehabilitation Rental	\$0.00	\$0.00	\$0.00
0004, NSP Rehabilitation Resale	\$0.00	\$0.00	\$0.00
0005, NSP Disposition	\$0.00	\$0.00	\$0.00
0006, NSP Administration	\$0.00	\$720,000.00	\$85,297.41



Activities

Grantee Activity Number: 9123

Activity Title: NSP Administration

Activity Category:

Administration

Project Number:

0006

Projected Start Date:

03/23/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Planned

Project Title:

NSP Administration

Projected End Date:

04/15/2010

Completed Activity Actual End Date:

Responsible Organization:

City of Tucson

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2010

N/A

To Date

\$925,685.63

Total Budget

\$0.00

\$925,685.63

Total Obligated

\$0.00

\$200,000.00

Total Funds Drawdown

\$0.00

\$85,297.41

Program Funds Drawdown

\$0.00

\$85,297.41

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$48,700.84

\$138,816.82

City of Tucson

\$48,700.84

\$138,816.82

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration of NSP for Tucson, Arizona

Location Description:

Tucson, Arizona.

Activity Progress Narrative:

Covered general administration costs for the operation for the NSP program. This quarter expenditures are \$48,700.84.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9535
Activity Title:	Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2010

N/A

To Date

\$2,556,577.58

Total Budget

\$0.00

\$2,556,577.58

Total Obligated

\$0.00

\$1,330,000.00

Total Funds Drawdown

\$0.00

\$1,023,001.98

Program Funds Drawdown

\$0.00

\$1,023,001.98

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$649,244.95

\$1,757,131.17

City of Tucson

\$649,244.95

\$1,757,131.17

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition and rehabilitation of 17 foreclosed properties under the NSP for use as permanent rentals for client households that earn under 50% AMI.

These properties will be managed by the City of Tucson EI Portal program. While still owned by the City of Tucson, an outside agency manages the homes. All new leases of these 17 homes will be to households below 50% AMI.

Location Description:

Tucson, Arizona

Activity Progress Narrative:

The City of Tucson purchased 2 homes for the 25% set-aside. Both homes have been contracted out for rehabilitation. Once completed these homes will be permanent rentals in the City's EI Portal Program, rented to families earning less than 50% of AMI.

This quarter expenditures are \$649,244.95.

Seven homes were rented this quarter to households at or below 50% AMI. The breakdown is as follows:

7-White

5-hispanic

5-female head of household

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	18/17

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/17
# of Multifamily Units	0	0/0
# of Singlefamily Units	0	0/17

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/17	0/0	0/17	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/17	0/0	0/17	0
# Renter Households	0	0	0	0/17	0/0	0/17	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	9537
Activity Title:	Acq/Rehab

Activity Category:

Disposition

Project Number:

0001

Projected Start Date:

03/23/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition General

Projected End Date:

04/15/2010

Completed Activity Actual End Date:
Responsible Organization:

City of Tucson

Overall
Total Projected Budget from All Sources
Jan 1 thru Mar 31, 2010

N/A

To Date

\$5,861,504.06

Total Budget

\$0.00

\$5,861,504.06

Total Obligated

\$0.00

\$2,647,637.00

Total Funds Drawdown

\$0.00

\$2,234,130.58

Program Funds Drawdown

\$0.00

\$2,234,130.58

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$1,323,868.80

\$3,861,862.60

City of Tucson

\$1,323,868.80

\$3,861,862.60

Match Contributed

\$0.00

\$0.00

Activity Description:

Acquisition, rehabilitation and disposition of 37 foreclosed homes for resale to client households earning under 65% AMI through the Pima County Community Land Trust. The Land Trust will have a Inad lease on these homes for 99 years, automatically renewable for an additional 99 years, that will maintain long-term affordability. The owners may not convey the home without Pima County Community Land Trust involvement and may only receive 25% of equity, if any, in addition to full return of their investment, if proceeds from a future sale allow.

Location Description:

Tucson Arizona

Activity Progress Narrative:

This quarter the City of Tucson has purchased 8 homes. Rehabilitation contracts have been let for all 8 of these homes . Once the rehab work has been completed, these homes will be rented to families earning between 50 and 65% of AMI. When the Pima County Community Land Trust is functional, these homes will be conveyed to the Land Trust at no cost, and then sold, under the Land Trust model, to the individuals who are currently renting Them.

This quarter expenditures are \$1,323,868.80.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	8	20/37



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/37
# of Singlefamily Units	0	0/37

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/37	0/0	0/37	0
# Owner Households	0	0	0	0/37	0/0	0/37	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	